



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 22, 2006

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for Apartments (Patio Homes/Town Houses (CSU-60023)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the July 12, 2006 public hearing, the County Planning Commission voted 7-0 to recommend approval of a Special Use Permit for a Specific Use for Apartments (patio homes/townhouses) on Tract 143B1A, MRGCD Map 42, located at 2119 Bridge Boulevard SW, on the north side of Bridge and east of Anthony Lane, zoned R-1, containing approximately .49 acres. The decision was based on the following six (6) Findings and subject to the following nine (9) Conditions.

Findings:

1. The request is for a Special Use Permit for a Specific Use for Apartments (patio homes/townhouses) on Tract 143B1A, MRGCD Map 42, located at 2119 Bridge Boulevard SW, on the north side of Bridge and east of Anthony Lane, zoned R-1, containing approximately .49 acres.
2. The request is consistent with Resolution 116-86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
3. This request is consistent with Resolution 116-86 in that the Southwest Area Plan Policy 26 allows up to nine dwelling units per acre in Residential Area Three of the County and that the use is more advantages to the community.
4. The property is within the Established Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
5. This request has substantial neighborhood support.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. Any site lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
2. A grading and drainage plan shall be submitted to the Public Works Division for review and approval before development commences. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
3. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center. Street trees and all other landscaping shall be maintained.
4. A six (6) foot landscape buffer shall be located parallel to the inside face of the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
5. Street trees shall be planted at thirty (30) feet on center along Anthony Lane.
6. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
7. The Special Use Permit shall be issued for the life of the use.
8. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commission approval.
9. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (July 14, 2006).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval